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JAMES W. RIBBRON
Director

**PLEASE NOTE
LOCATION OF
HEARING HAS
CHANGED**

REGULAR MEETING OF
DECEMBER 17, 2019
BOARD OF ZONING APPEAL'S
ON THE 2ND FLOOR, SUITE 212
COLEMAN A. YOUNG MUNICIPAL CENTER

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
 - A. APPROVAL OF MINUTES: December 10, 2019**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

9:15 a.m. CASE NO.: 89-19

APPLICANT: METHOD FOX, LLC

LOCATION: 414 Ashland between Avondale and Essex in a R2 (Two-Family Residential District)-City Council District #4

LEGAL DESCRIPTION OF PROPERTY: E ASHLAND S 75 THRU 77 FREUDS FOX CREEK SUB L27 P2 PLATS, W C R 21/299 90 X 140

PROPOSAL: Method Fox, LLC request permission to change a nonconforming Marina Boathouse (est. Permit #29983 10/11/39 & #23861 11/9/42) to a non-conforming Café/Class C located on a 12,600 sq. ft. lot in a R2 (Two-Family Residential District). This case is appealed because a non-conforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 61-2-46 of this Code and the Board of Zoning Appeals may approve such change of use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use; 5 ft. walkway needed and dumpster not noted on site plan. (50-15-29 Change of nonconforming use to conforming use and 50-15-27. - Required findings).AP

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

10:00 a.m. CASE NO.: 85-19

APPLICANT: KEN MOODY/KM CONSULTING

LOCATION: 19416 Livernois between Outer Dr. and St. Martins in a B2 (Local Business and Residential District)-City Council District #2

LEGAL DESCRIPTION OF PROPERTY: E LIVERNOIS 214 EXC LIVERNOIS AVE AS WD SHERWOOD FOREST SUB L39 P11 PLATS, W C R 2/148 40 X 73.43A

PROPOSAL: Ken Moody/KM Consulting requests a variance of Traditional Main Street Overlay (TMSO) standards for an existing Restaurant w/consumption (Permit #13921 10/5/2009) in an appr. 2,962 square foot two-story building square foot building in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments and for variance from Traditional Main Street Overlay standards, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; material of the shipping container for walk in cooler does not comply with the TMSO standards.. (Sections 50-4-132 Other variances; 50-11-383 Design standards and guidelines for Traditional Main Street Overlay Areas and 50-4-121 Approval Criteria.)AP

10:45 a.m. CASE NO.: 86-19

APPLICANT: STEPHEN SCHOCK

LOCATION: 408 E. Bethune between Beaubien and Brush in R3 (Low Density Residential District).-City Council District #5

LEGAL DESCRIPTION OF PROPERTY: S BETHUNE N 1/2 OF 265 WM Y HAMLIN & S J BROWNS L8, P72 PLATS, W C R 1/103 30 X 60

PURPOSAL: Stephen Schock requests dimensional variances to construct a Garage dwelling (By-Right) on a 1,800 square foot lot in an R3 (Low Density Residential District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments. garage does not meet compatibility, garage is more than 40%; 60% proposed. (Sections 50-13-3 R2 District; Intensity and dimensional standard; 50-4-131 Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

DECEMBER 17, 2019
DOCKET CONTINUED

11:30 a.m. CASE NO.: 97-19

APPLICANT: DR. DARNELL KAIGLER

LOCATION: 1760 Lincolnshire Dr. between Balmoral and Lucerne in a R1 (Single-Family Residential District)-City Council District #5

LEGAL DESCRIPTION OF PROPERTY: W GLOUCESTER S 69 FT ON E BG S 55 FT ON LINE 210 211 PALMER WOODS SUB L32 P16 PLATS, W C R 2/140 189 IRREG

PURPOSAL: Dr. Darnell Kaigler request variances for setbacks to allow the construction project of a new garage bay (second story) and enclose an outdoor living area approved by BSEED and subsequently revised by BSEED: now considered to be encroaching, in a R1 (Single-Family Residential District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments: Rear yard setback to finish construction (Sections 50-13-2 R1 District; Intensity and dimensional standards, 50-4-131 Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

- VII. PUBLIC COMMENT / NEW BUSINESS**
Next Hearing Date: January 14, 2019 (Training)
- VIII. ADVISEMENTS / OLD BUSINESS**
- IX. MEETING ADJOURNED**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.